

Frankfort Architectural Review Board

October 21, 2008

Members Present: Roger Stapleton
Charles Booe
John Downs

Members Absent:

There being a quorum, the meeting proceeded.

The first item of business was approval of the September 16, 2008 minutes. Mr. Booe had a correction to the members present/absent and stated that Mr. Downs should have been listed at present. Mr. Booe made a motion to approve the minutes as amended. The motion was seconded by Mr. Downs and carried unanimously.

The next item of business was a request from Mr. Dan Green for a Certificate of Appropriateness to allow the replacement of wood windows with vinyl replacement windows for the property located at 116 West Fourth Street, zoned "SC" Special Capital District.

Maya DeRosa, City of Frankfort Planning Supervisor was present for the staff report and she went over a slide show detailing the property and proposal. She explained that the windows are in good condition and currently have storm windows. She also mentioned that the owners recently received staff approval for the shutters. She explained that the windows have some deterioration and that they appear to be the original windows. Ms. DeRosa stated that the shape and sizes would be maintained and the only change would be to the materials. Staff found both positive and negative findings and recommended approval with conditions.

The applicant Ann Green was present and explained that the main reason they wish to replace the windows is for energy efficiency. She mentioned that they looked into doing wood but could not afford them. She stated that while the windows are in good shape they are not all usable because most of them have been painted or nailed shut. She mentioned that her contractor explained that vinyl windows are better for energy efficiency.

Mr. Booe made a motion to approve the replacement of windows for the structure located at 116 West Fourth Street with the following conditions: 1) the existing window openings shall not be enlarged or reduced in size; 2) the design of the windows shall be one over one; 3) the existing wood windows that are removed shall be stored onsite should a future owner wish to restore the windows; and 4) any additional projects requiring a building permit shall require review and approval by the Architectural Review Board unless a Certificate of No Exterior Effect is issued. The motion was seconded by Mr. Downs and carried unanimously.

The next item of business was a request from Ms. Spencer for a setback determination and Certificate of Appropriateness to allow an approximately 60 square foot addition to the rear of the residence and a 16' x 24' garage with a 10' x 24' attached open porch with new driveway off of Stanley Street for the property located at 215 East Campbell Street, zoned "SC" Special Capital District.

Maya DeRosa was present for the staff report she went over a slide show and mentioned that the home is in good condition and stated that there was one change in the staff report. She said that the staff report indicates there will be a carport attached to the garage however it will actually be an open porch. She mentioned that the addition would be a pop out and there would be a walking path between the house and the garage. She stated that staff is pleased with the architecture of the proposed garage. She mentioned that the proposed setbacks are 14' on the West, 12' on the South and 8' on the East. Staff found both positive and negative findings and recommended approval of the Certificate of Appropriateness with conditions. Staff recommended approval of the proposed setbacks.

The applicant Marion Spencer was present and stated that she had nothing further to add and that she had reviewed the conditions and was in agreement.

Mr. Downs made a motion to approve the Certificate of Appropriateness for the addition to the residence and for a garage for the property located at 215 East Campbell Street with the following conditions: 1) the existing half round downspouts on the rear façade of the residence shall be incorporated into the new addition; 2) all materials and finishes as noted on the elevations shall be utilized in the construction; 3) any disturbed and graded areas as a result of the new garage shall be re-seeded with grass; 4) the garage shall be utilized for vehicle use and storage and shall not be a habitable space; 5) any additional projects requiring a building permit shall require review and approval by the Architectural Review Board unless a Certificate of No Exterior Effect is issued. The motion was seconded by Mr. Booe and carried unanimously.

Mr. Downs made a motion to approve the recommended setbacks of 14' on the West, 12' on the South and 8' on the East. The motion was seconded by Mr. Stapleton and carried unanimously.

Mr. Downs made a motion to adjourn. The motion was seconded by Mr. Booe, the motion carried unanimously.